

CLEVELAND PARK WINS INCREASING POPULARITY AMONG BEST CLASSES

Suburb Has Many Advantages to Offer Homeseeker.

"In the spring a city man's fancy brightly turns to thoughts of the suburbs," said a prominent business man a few days ago when asked if he would consider a proposition to buy or rent a town house.

"I am weary of city life at this time of the year," he continued. "I want to get out where I can breathe the good, fresh air of the country, away from the noise and dust of traffic. And yet my business cares are such that I cannot afford to be very far removed from my office. I don't want to spend half the morning on the train or on the electric cars getting to work."

The real estate solicitor saw at a glance that his prospective town-house client was hopeless, so he turned the conversation on the subject of Cleveland Park, one of the prettiest suburbs that ever graced a great city. It was not long before the business man was all attention, for the same points about this suburb appealed to him as have appealed to almost every man who has investigated the section.

Prediction of Growth Fulfilled.

In last year's suburban edition of The Times the remarkable growth of Cleveland Park was set forth and there were some predictions about what would happen in the succeeding twelve months. It is not a matter of marvel that these predictions have come true for the reason that everyone knows history repeats itself, and it has been the history of the specially favored suburbs in every city to grow in popularity and attractiveness by leaps and bounds. Cleveland Park is mentioned as specially favored because it has unrivaled transportation facilities. Both of Washington's traction companies bring it within a few minutes ride of the business section of the city. The streets and sidewalks are equal to any in the heart of the shopping district of Washington, and there is every convenience of electricity, gas, police and fire protection, water, sewerage, and city mail delivery. And to cap all this there is to be found in Cleveland Park all the charm of a summer retreat, for the shade trees, the fresh air and the quietude are to be compared with some distant country resort.

One of the most attractive features of Cleveland Park is the delightful social atmosphere that pervades the entire suburb. The building restrictions are such as to prevent the erection of any home that would not be an ornament to the suburb. This serves the double purpose of insuring the section against unsightly homes and also acts as a safeguard against the appearance in the community of undesirable persons, who would fall to take an interest in their surroundings and who would not lend their assistance in maintaining the high standard of the suburb.

Building Activity Remarkable.

Within the year a number of handsome homes have been added to those which graced the suburb last May. The building activity was truly remarkable. The opening of the building season this year, however, augurs a record-breaking year. The new Connecticut avenue bridge, easily the handsomest structure of its kind in the world, is within a very short time to be thrown open to the public. Cleveland Park is already one of the "show places" of Washington, but when this great causeway is completed the "Queen of the Capital's Suburbs" will be as important a feature of the visitor's itinerary as the Capital grounds. Washington is proud of Cleveland Park, and this pride is not without reason. It is rightly one of the nation's beauty spots.

To Whom and Why Cleveland Park Is Attractive

To the business man, because it is near the city.

To the father, because his children can get fresh air.

To the investor, because values are increasing by leaps and bounds.

To the social leader, because it is a social center.

To the artist, because the surroundings are most picturesque.

To the prudent man, because there is always a demand for his property.

To everyone in general, because it is an ideal suburb.

SUBURBAN COLONY AT AURORA HEIGHTS

Forty Acres Subdivided Into Large Lots and Villa Sites.

Plan to Make District One Of High Class Residences Exclusively.

Aurora Heights, Va., is one of the newest subdivisions placed on the market. It is located about three-quarters of a mile from the Georgetown bridge on the Great Falls and Old Dominion line, and overlooks the whole city, presenting a magnificent view.

About forty acres have been divided into large lots and villa sites with wide streets and alleys. One of the leading attorneys practicing in the Alexandria courts has just purchased a villa site of one and a half acres and contracted to build a residence to cost approximately \$10,000.

Overlooks the Potomac.

It is the plan of the owners of this subdivision to make it a high-class residence property exclusively. Back on the hills of old Virginia, overlooking the city of Washington and the broad Potomac a more ideal location for a desirable little suburban colony could hardly be imagined. Arlington House, Mount Vernon and others attest the good taste in locating country places on sites like Aurora Heights.

It is understood that special inducements will be made to those who purchase lots with the agreement to build at once pretty homes on their property. In order to preserve the high character of the subdivision great care will be exercised in disposing of lots. With this provision Aurora Heights is likely to become one of the most picturesque and attractive suburban communities near Washington.

Excellent Car Service.

Car service on the Old Dominion line is excellent. One fare only is charged to any part of the city, and only about twenty minutes are consumed in the trip from the property to the center of the city. With these facilities and with the historic and beautiful surroundings of sections on this line, Virginia suburbs of Washington are rapidly growing in popularity.

Two Beautiful Suburban Homes Situated Amid Ideal Surroundings



RESIDENCES IN CLEVELAND PARK WHOSE OWNERS LOVE FLOWERS.

POPULARITY OF SUBURBS INCREASING CONSTANTLY

Improvement of Transportation Facilities One of the Causes, Together With Desire for House With Plot of Land.

"The demand for suburban property in Washington," said an officer of a large Washington real estate firm, "has been steadily increasing with each year, and the sales of such realty have shown a proportionate increase. The reasons for this demand are numerous; some of them being the same as appertain to all of our American cities, and principal among them being the vast improvement in transportation facilities. In Washington, notably, including as it does, many persons from smaller cities and from sections where houses with liberal surrounding ground are the rule, the desire for suburban property is natural."

Fortunate in Suburbs.

"Washington is especially fortunate in having a number of suburbs at no great distance from the center of the city. People doing business in New York, Philadelphia, Boston, Chicago, and in fact, all of our large cities, think little of having to travel, often by steam cars, a distance of fifteen, twenty, twenty-five, and thirty miles to their homes each day. In Washington the major number of our suburbs can be reached by street cars and for one fare. "The growth of the suburbs has been in all directions from the city, the character and price being suited to all demands. The highest priced properties are toward the Northwest, keeping close to the line laid out by Connecticut avenue and Massachusetts avenue, where the homes of the wealthy are constantly being located."

Demand Increasing.

"The call for suburban property comes (and in increasing volume) from many of those now living in city houses or in apartments. Especially does there seem to be a demand from the latter class, who, mistaking more acutely the need of it, long for the delights of suburban life."

SALT AND SUGAR TAXED.

Italian salt is heavily taxed, not because it is a luxury, but because it is a necessity, and the poor suffer greatly. Sugar is taxed, also, even in the frivolous form of white ornaments on the top of a cake. So a traveler from Alexandria found of late, arriving in Venice, bringing with him a decorated cake, salted into the port of Venice with his Egyptian sugar uneaten and forgotten. Down upon the cake came the Italian officials, demanding duty. The Englishman protested that cake was not contraband, whereupon the white ornaments were denounced. It was argued, besides, that the substance of the pastry itself was probably sweetened. The traveler, who did not like paying duty, proposed to have the whole thing overboard into the lagoon. Not so, his arm was grasped; the sugar was now the property of the King of Italy. The traveler paid.

INFUX OF CAPITAL IN RECENT MONTHS

The great influx of people from all sections of the United States bears testimony to the fact that Washington is looked upon with increasing favor as a place of residence, as for example, during the last week of February the following persons bought homes here: George W. Vanderbilt, of New York; Mrs. Marshall Field, of Chicago; Mrs. Norman Williams, of Chicago; Mrs. George M. Pullman, of Chicago; Mrs. grossman Frank O. Lowden, of Chicago; and Edson Bradley, of New York.

The reasons for this remarkable growth are many. Prominent among them may be mentioned an ideal climate; the fact that Washington is the Capital of the Nation; the social opportunities offered here; the great educational advantages; the ever increasing beauty of the city, owing largely to its magnificent park plan and the many imposing public buildings. It is the intention of Congress to make Washington the most beautiful city in the world. To be convinced that this is not a mere boast, one has but to look at the vast appropriations annually made to carry on the work of beautification. In point of wealth Washington outranks twenty-five States and Territories of the Union. In view of the tremendous studies that the city proper has been making it is small wonder that the adjoining country or suburban district should be coming in for its share of attention.

ELECTRIFY SHORT LINE. CONTRACT IS AWARDED

The Maryland Electric Railways Company has awarded a contract to J. C. White & Co. for the electrical work necessary to convert the Baltimore and Annapolis Short Line from a steam railroad to an electric railway. The road is twenty-seven miles long from Baltimore to Annapolis, Md., and while it has not yet been announced when the work will begin, it is expected to start soon, so as to have the line in operation with trolley cars by the time that the Washington, Baltimore and Annapolis Electric Railway Company is ready to operate its line to the State capital.

CONNECTICUT AVENUE TERRACE

Located on fashionable Connecticut Avenue, almost adjoining Chevy Chase Circle, in the District, right on the Capital Traction Car Line. CITY WATER AND ELECTRIC LIGHTS THROUGH THE PROPERTY. DISTRICT SCHOOL ADJOINING. Nearly every lot covered with natural forest shade trees. We now have a large force improving the property and in a few days will begin grading and macadamizing streets, laying granite sidewalks, planting shade trees, shrubbery, etc., all free of cost to the lot purchaser. TERMS AS LOW AS 1000 CASH. BALANCE MONTHLY. For illustrated plot and full particulars write, telephone, or call on ROBERT E. HEATER, Mgr. Colorado Bldg. TELEPHONE MAIN 23. FULTON R. GORDON Suburban Realty Operator.

Bargains in Alexandria Real Estate

Choice three-story Brick Dwelling on Prince Street, between Alfred and Patrick Streets, containing 10 Rooms and all modern improvements. Large side lot adjoining house. This property is located in one of the best residential sections of the city, and is in first-class condition.

Well-built three-story Brick Dwelling, No. 207 Prince Street, containing 12 Rooms and all modern conveniences. Large side lot. Southern exposure. A delightful Southern home. Convenient to Electric Cars.

Desirable three-story Brick Dwelling, No. 917 King Street, containing 12 Rooms and Bath. Finely located for a nice home.

Fine two-story Brick Dwelling on North Washington Street, between Princess and Oronoco Streets, containing 7 Rooms and Bath. This property is located in one of the choicest residential sections of Alexandria.

At Braddock Heights, five acres of land, improved by frame dwelling of 8 Rooms, with good outbuildings. This is one of the finest properties in this growing suburb. Magnificent view of Washington and the Potomac River from this property.

Beautiful 12-room Frame Dwelling near Episcopal Theological Seminary, with two acres land. Twenty minutes' ride from Alexandria and about forty minutes from Washington. This would make a delightful home during all seasons of the year.

Also, Lots for Sale in the Growing Suburbs of Del Ray and St. Elmo.

For prices, terms, and permit to inspect the above properties, call on or address

JOHN D. NORMOYLE

Real Estate, Loans, and Fire Insurance Agent.

Long Distance Bell Phone 224.

Room 3, Alexandria Nat'l Bank Building.

Alexandria, Va.

ATTENTION!

WAIT FOR THE
OPENING OF

Hollywood-on-the-Hill

Highest altitude of any Washington suburb—B. & O. R. R.—Suburban Electric Line and Washington-Baltimore boulevard run through property.

Spring water, thousands of trees, 14 miles of streets. Watch papers for opening sale announcement.

EDWARD DANIELS,

Commercial Bank Building,

Phone, M. 1572

14th and G Streets

The Way to Get in Right on Real Estate

is to buy Real Estate at a medium or low price. Then there's a chance. The Northwest is priced about 5 years ahead.

BENNING HEIGHTS

is priced right and at its present value. Give us a chance to show you Benning Heights—that's all.

Valley Realty Company,
73 Home Life Building.

CATHEDRAL HIGHLANDS

The extension of Massachusetts Avenue, the most beautiful and fashionable thoroughfare of the Nation's Capital, along which are situated the handsomest and most costly residences of the millionaire class, has been completed to its intersection with Wisconsin Avenue, near the famous Cathedral Close, bringing this section within ten minutes' drive of the center of the city. Just at the intersection of these two avenues, and overlooking both, is the subdivision of

CATHEDRAL HIGHLANDS

This property has an elevation of 400 feet and commands an unobstructed view of the entire surrounding country. It is adjacent to Friendship, home of JOHN R. McLEAN, president of the Washington Post Company, and just south of Cleveland Park, queen of Washington's suburbs. Situated to the northwest, and in full view from Cathedral Highlands, is the American University, which is to cost nearly \$12,000,000, and the home of CHARLES C. GLOVER, president of the Riggs National Bank. Sidewalks are now laid, streets graded and macadamized and adorned by rows of beautiful shade trees. Sewer, water, and gas will be installed free of cost to purchasers. The property fronts 1,348 feet on Wisconsin Avenue, along which pass the cars of the Washington Railway and Electric Company.

Natural Forest Shade Trees
on More Than Half of the Lots.

Price, 32c to 42c a Square Foot
Terms---\$100 Cash, \$20 Monthly
Or one-third cash and balance in one, three, or five annual payments

Look up the location of this property on the city maps and compare prices. If interested, call, telephone, or write for plat and information to

WILLIAM F. MATTESON,

Suburban Real Estate Operator,

617 and 618 Colorado Building.

Phone Main 6450.

Automobile and salesmen freely at your service at any time if you desire to consider this exceptional property either for a home site or as an investment.